

## ZONING AND BUILDING AGENDA

SEPTEMBER 20, 2005

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIATION

- 273052 DOCKET #7893 – A. GRZEGORZEWSKI, Owner Application: Variation to combine two (2) lots into one (1); reduce lot area from 40,000 square feet to 12,500 square feet; reduce lot width from 150 feet to 100 feet; reduce front yard setback from 30 feet to 14 feet for existing single family residence and one (1) detached accessory structure; to reduce right side yard setback from 10 feet to 3 feet and reduce rear yard setback from 5 feet to 3 feet in the R-5 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the west side of Gladstone Lane, approximately 150 feet north of Bismark Street in Riverside Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16452

- 273053 DOCKET #7925 – R. RABBERS, Owner Application: Variation to reduce lot width from 150 feet to 99 feet (existing); reduce lot area from 40,000 square feet to 12,771 square feet (existing); and reduce rear yard setback from 50 feet to 44 feet (existing); and reduce right interior side yard setback from 15 feet to 10 feet (existing) for an attached gazebo in the R-4 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the northwest corner of 156th Street and 117th Court in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 273054 DOCKET #7930 – B. KOLB, JR., Owner Application: Variation to reduce lot area from 40,000 square feet to 12,771 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); reduce front yard setback from 40 feet to 15 feet; reduce both interior side yard setbacks from 15 feet to 14 feet; and increase the floor area ratio from .25 to .28 for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the east side of 117th Street, approximately 200 feet north of 157th Street in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16449

- 273055 DOCKET #7931 – M. NERI, Owner Application: Variation to reduce rear yard setback from 40 feet to 25 feet and reduce left side yard setback from 10 feet to 8 feet for two (2) proposed additions in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of Crescent Avenue, approximately 243 feet north of Bryn Mawr Avenue in Norwood Park Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 273056 DOCKET #7932 – V. THARIAN, Owner Application: Variation to reduce the number of parking spaces from 19 to 17; reduce front yard setback from 30 feet to 16 feet; and reduce corner side yard setback from 30 feet to 13 feet for a proposed car wash, gas station, and convenience store in the C-4 General Commercial District. The subject property consists of approximately 0.49 of an acre, located on the northeast corner of Dickens Avenue and Mannheim Road in Leyden Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None
- 273057 DOCKET #7933 – L. WIECH, Owner Application: Variation to reduce rear yard setback from 40 feet to 32 feet (existing principal); reduce left interior side yard setback from 10 feet to 2 feet (existing detached garage); and reduce rear yard setback from 5 feet to 1 foot (existing detached garage) for a 2nd story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the north side of Bryn Mawr Avenue, approximately 625 feet west of Canfield Road in Norwood Park Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None
- 273058 DOCKET #7934 – M. & S. PORTO, Owners Application: Variation to reduce lot area from 40,000 square feet to 20,260 square feet (existing); and reduce lot width from 150 feet to 101 feet (existing) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the northwest corner of West 143rd Street and Major Avenue in Bremen Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None  
Cook County Department of Public Health Approval #16430
- 273059 DOCKET #7937 – J. & T. ALEXANDER, Owners Application: Variation to divide one (1) lot into two (2); on North Lot reduce rear yard setback from 40 feet to 3.8 feet for an existing deck; on South Lot reduce lot area from 10,000 square feet to 9,852 square feet; and reduce rear yard setback from 40 feet to 15 feet for a proposed new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the southeast corner of Elm Drive and Western Avenue in Maine Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None
- 273060 DOCKET #7938 – C. BUCARO, Owner Application: Variation to reduce left interior side yard setback from 15 feet to 3 feet (existing) for a detached shed in the R-4 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the east side of Myrtle Park, approximately 200 feet north of Morse Avenue in Schaumburg Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None

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- 273061 DOCKET #7940– G. GUZMAN, Owner Application: Variation to reduce right interior side yard setback from 10 feet to 2 feet; and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of Luna Avenue, approximately 250 feet north of 48th Street in Stickney Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None
- 273062 DOCKET #7941 – J. PLATH, Owner Application: Variation to reduce lot area from 40,000 square feet to 28,300 square feet (existing); and reduce lot width from 150 feet to 100 feet (existing) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.65 of an acre, located on the south side of Polk Avenue, approximately 785 feet north of Governor's Highway in Rich Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None  
Cook County Department of Public Health Approval #16444
- 273063 DOCKET #7942 – V. TIMOTIJEVIC, Owner Application: Variation to reduce lot area from 20,000 square feet to 15,432 square feet (existing) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the south side of 58th Street, approximately 103 feet east of Sunset Avenue in Stickney Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None
- 273064 DOCKET #7943 – S. & J. OSIKA, Owners Application: Variation to reduce rear yard setback from 40 feet to 28 feet for a sunroom addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of Cheshire Drive, approximately 217 feet north of Morningview Drive in Hanover Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None

\* The next regularly scheduled meeting is presently set for Wednesday, October 5, 2005.